



CITY OF SANTA ROSA NOTICE OF PUBLIC HEARING

THE CITY COUNCIL WILL CONSIDER ADOPTION OF THE INFRASTRUCTURE FINANCING PLAN FOR THE CITY OF SANTA ROSA ENHANCED INFRASTRUCTURE FINANCING DISTRICT (DOWNTOWN BUSINESS CORRIDOR).

Notice is hereby given that a public hearing will be conducted by the City Council of the City of Santa Rosa (“City”) on June 3, 2025 at or after 5:00 PM, or as soon as possible thereafter, at 100 Santa Rosa Avenue. The purpose of the public hearing will be to consider the adoption of the proposed Infrastructure Financing Plan (“IFP”) for the “City of Santa Rosa Enhanced Infrastructure Financing District (Downtown Business Corridor)” (“EIFD”) as required by Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with section 53398.50) (the “EIFD Law”).

The proposed EIFD is anticipated to use incremental property tax revenue generated within the boundary of the EIFD and allocated to it by the City and the County of Sonoma (“County”) to finance the purchase, construction, expansion, improvement, seismic retrofit or rehabilitation of certain real or other tangible property with an estimated useful life of 15 years or longer that are projects of communitywide significance that provide significant benefits to the EIFD or the surrounding community, and related costs.

The proposed IFP provides that the public capital facilities and projects of communitywide significance to be financed by the EIFD include (1) a performing art, sports entertainment or conference center, (2) streetscaping, which includes projects that support connectivity between Downtown Santa Rosa and Railroad Square, (3) placemaking, which includes projects that support connectivity between Downtown Santa Rosa and Railroad Square, and (4) affordable housing, which includes units that must be restricted at specific affordability levels.

The proposed financial arrangements, including the proposed commitment of incremental tax revenue by the City and County, and a full list of the public facilities and projects of communitywide significance to be financed by the proposed EIFD are described in the proposed IFP. The proposed boundaries of the EIFD are shown in a boundary map attached to the proposed IFP as Appendix A.

On April 2, 2025, the governing body of the proposed EIFD (the “PFA”) held a public meeting at which a draft IFP was presented. The PFA held the first of two public hearings on the IFP on May 8, 2025. In accordance with Section 54955.1 of the California Government Code, the first public hearing was continued to May 15, 2025. After holding the continued first public hearing,

the PFA adopted a resolution modifying the draft IFP. The draft IFP, as modified, is available on the following website: <https://santa-rosa.legistar.com/Calendar.aspx>.

The PFA intends to hold the second public hearing on the IFP, which is a protest hearing, on June 16, 2025.

In order for the PFA to approve the IFP and the formation of the EIFD, the EIFD Law requires the City Council and the Board of Supervisors to adopt the IFP between the two public hearings held by the PFA.

Meeting access information (including instructions) and meeting documents are available online at: <https://santa-rosa.legistar.com/Calendar>.

Members of the public can provide public comment by attending in person from Council Chamber at 100 Santa Rosa Avenue. Public comments will only be accepted in-person; comments will not be accepted from those attending via Zoom.

The public can also view or listen to the meeting live at:

1. <https://santa-rosa.legistar.com/Calendar>. Click on the “In Progress” link to view;
2. Via Zoom by visiting <https://srcity-org.zoom.us/j/84471867952>, or by dialing 877-853-5257 and entering Webinar ID: 844 7186 7952;
3. Comcast Channel 28, AT&T U-Verse Channel 99; and
4. Via YouTube at <https://www.youtube.com/cityofsantarosa>.

You may also submit comments prior to the public hearing. Comments and questions may be directed to Gabe Osburn, Director of Planning & Economic Development, Planning & Economic Development Department, City of Santa Rosa, telephone (707) 543-3853, or email gosburn@srcity.org.

PUBLISHED: May 23, 2025

Dina Manis, City Clerk, City of Santa Rosa



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